



# ONE BLOOR EAST

NORDSTROM  
rack

NORDSTROM rack

Bloor St

Yonge St

ONE BLOOR EAST  
NORDSTROM rack  
MEYERSON

LOLO

## At the heart of the city

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One Bloor East is a mixed-use property featuring three levels of flagship retail space at the base of a 76 storey condo tower, located at the corner of Yonge St and Bloor St.

Anchoring the Bloor-Yorkville neighbourhood in Toronto, One Bloor East is surrounded by notable cafés, restaurants, art galleries and world class retail. It is directly connected to the busiest subway station in the country and is easily accessible no matter the mode of transportation.



# DEMOGRAPHICS & NEIGHBOURHOOD

\*2022 Statistics

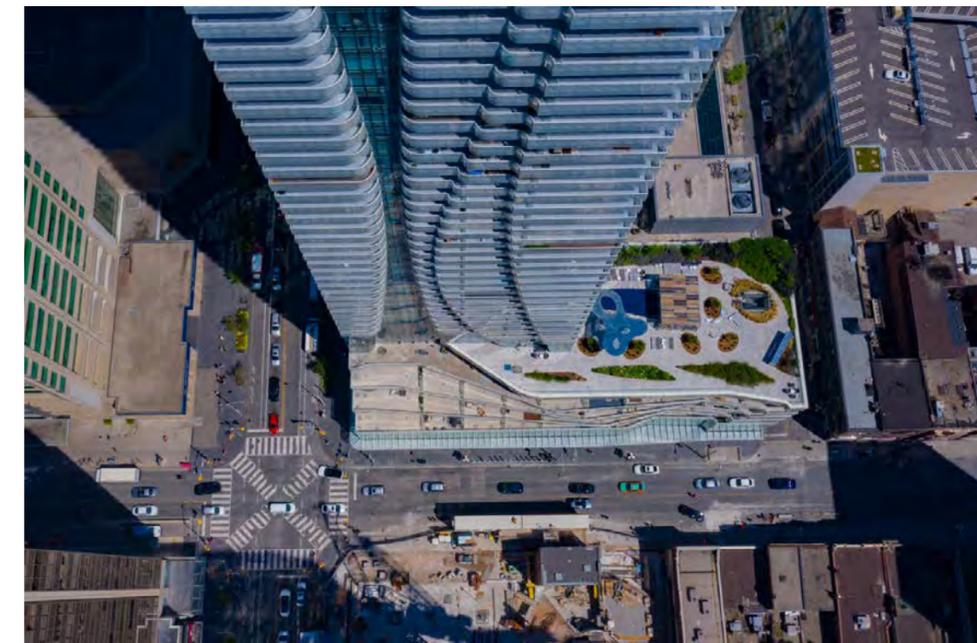
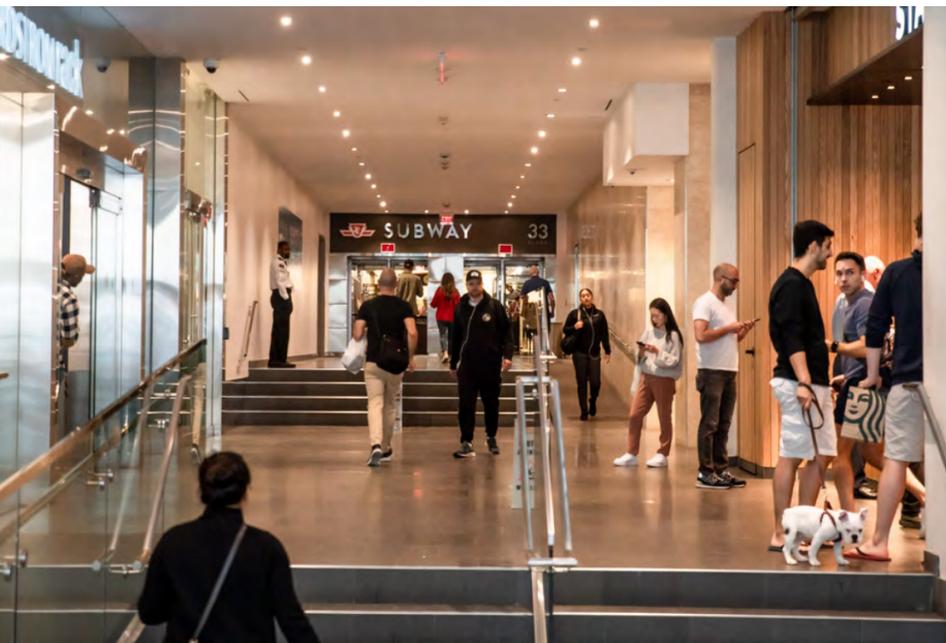
	1km	3km	5km
Household Income	\$160,258	\$158,125	\$148,208
Households	41,227	177,368	375,832
Population	68,809	332,673	745,106
Household Disposable Income	\$109,936	\$110,788	\$105,640

Transit Score 97  
 Walk Score 100  
 Bike Score 90

**36**  
 Median Age of Neighbourhood  
**8%**  
 Pop. Growth by 2026  
**92%**  
 Working Professionals

JOIN A THRIVING RETAIL DESTINATION AT YONGE & BLOOR

DIRECT TTC SUBWAY ACCESS  
 Serving over 400,000+ people daily



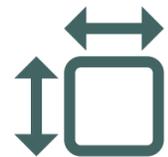
# Neighbourhood Features

One Bloor East is one of the most accessible locations in Toronto. Located seconds from several bike paths, directly connected to the Yonge-University and Bloor-Danforth Subways lines and located at one of the busiest intersections in Canada, One Bloor East easily connects anyone from anywhere in the city. This neighbourhood is home to several notable shops, restaurants and services that provide patrons with the perfect place to live, work and play with the convenience of accessibility.



**400,000+ people**

Yonge-Bloor subway station serves over 400,000 people daily



**10 Million SF**

Surrounded by nearly 10 million sf of office space



**65,000 vehicles**

Yonge & Bloor sees on average 65,000 vehicles daily



**100,000 pedestrians**

This area sees over 100,000 pedestrians daily



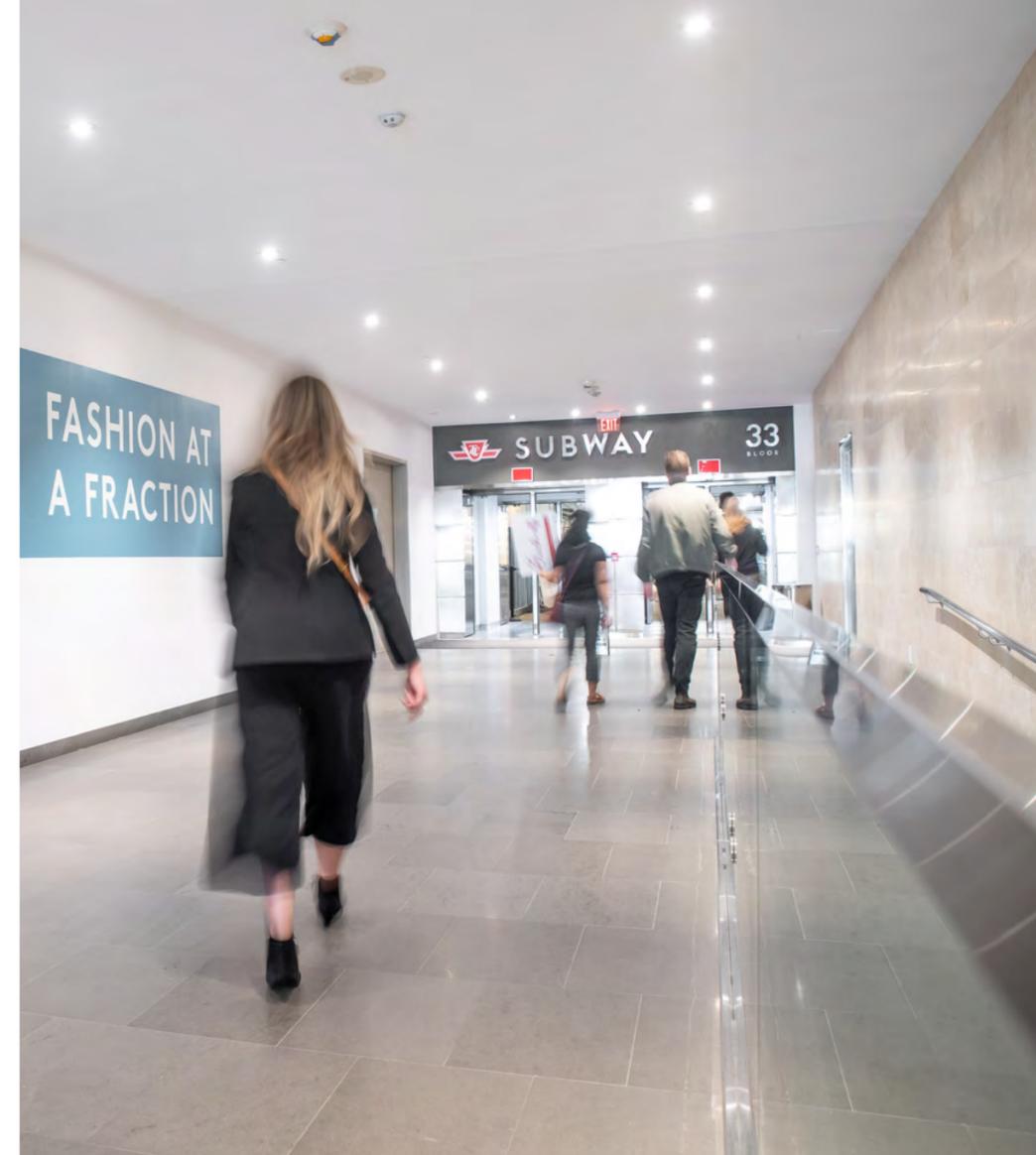
**2 Subway Lines**

Connected to the Yonge-University and Bloor-Danforth Subways lines

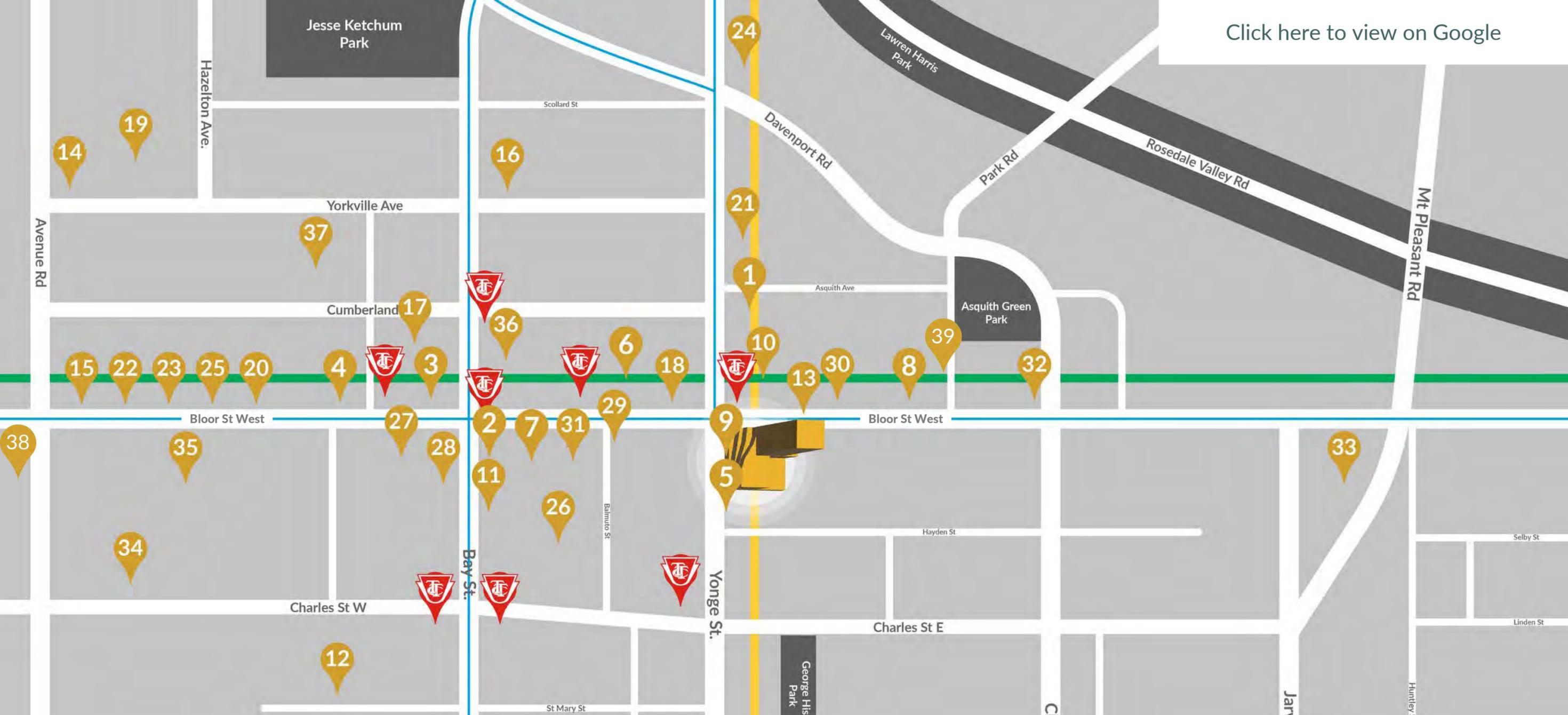


**8 Minute Drive**

8-minute drive to DT Toronto

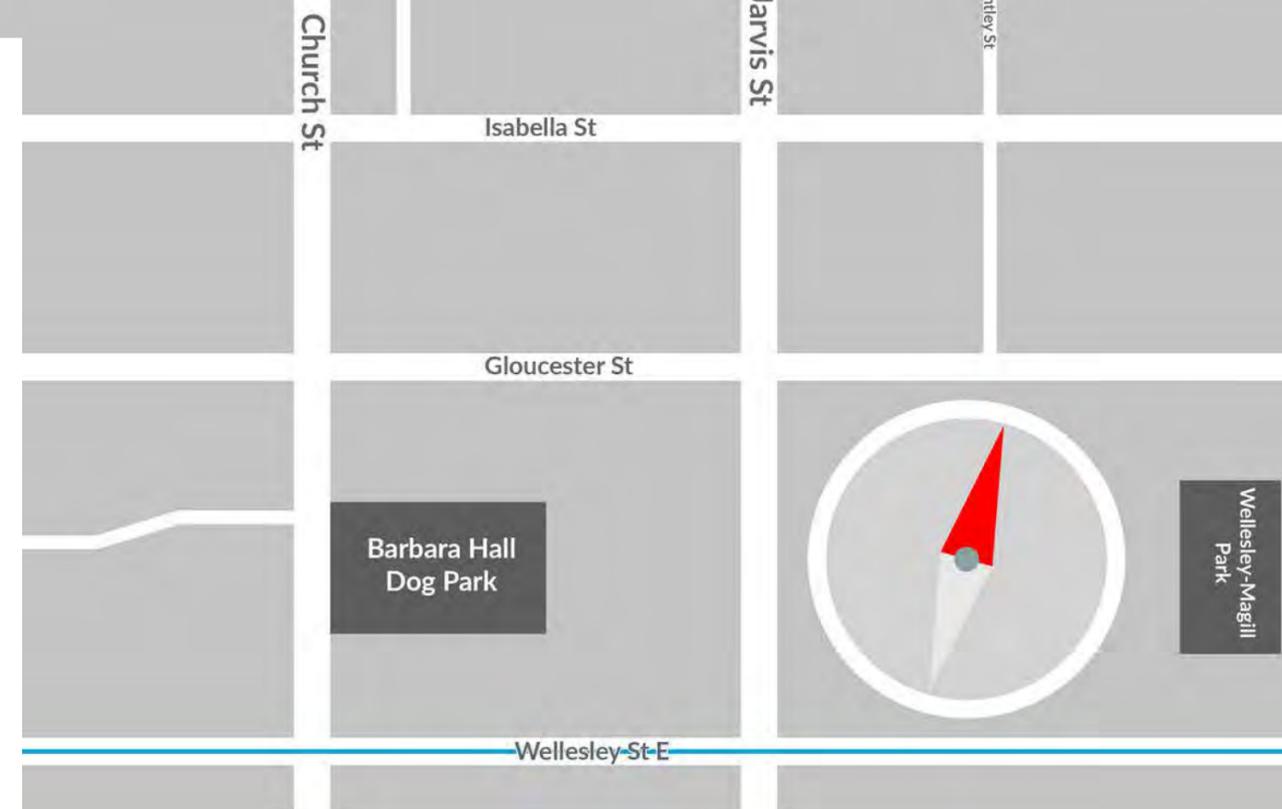


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## Notable Retailers in the Neighbourhood

- |  |                            |                          |
|--|----------------------------|--------------------------|
| 1. Jack Astors                         | 14. The Hazelton Hotel     | 27. Sephora              |
| 2. Maison Birks                        | 15. Louis Vuitton          | 28. TD Bank              |
| 3. Roots                               | 16. The Four Seasons Hotel | 29. Scotiabank           |
| 4. Hermès                              | 17. Harry Rosen            | 30. RBC Royal Bank       |
| 5. Chick-fil-A                         | 18. Aritzia                | 31. Cineplex Cinemas     |
| 6. Holt Renfrew                        | 19. Whole Foods Market     | 32. BMO Bank of Montreal |
| 7. Eataly Toronto                      | 20. Winners & HomeSense    | 33. Rogers HQ            |
| 8. Shoppers Drug Mart                  | 21. Toronto Public Library | 34. lululemon            |
| 9. <b>One Bloor East</b>               | 22. DIOR                   | 35. Cartier              |
| 10. Bloor-Yonge Subway Station         | 23. Prada                  | 36. Planta               |
| 11. Indigo                             | 24. Canadian Tire          | 37. Sofia                |
| 12. University of St. Michaels College | 25. Tiffany & Co.          | 38. Royal Ontario Museum |
| 13. Cafe Landwer                       | 26. LCBO                   | 39. W Hotel              |



# Leasing Opportunities

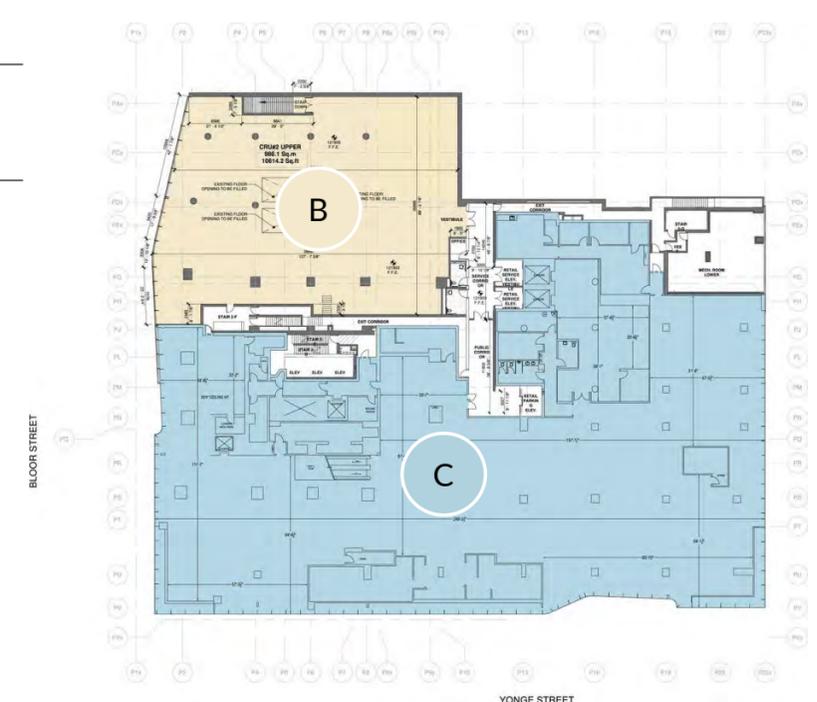
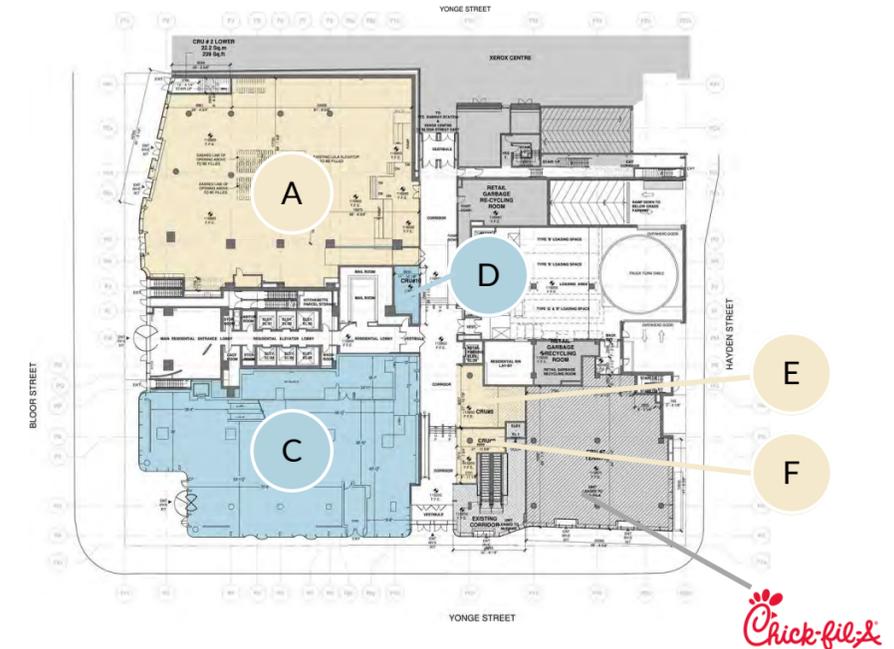
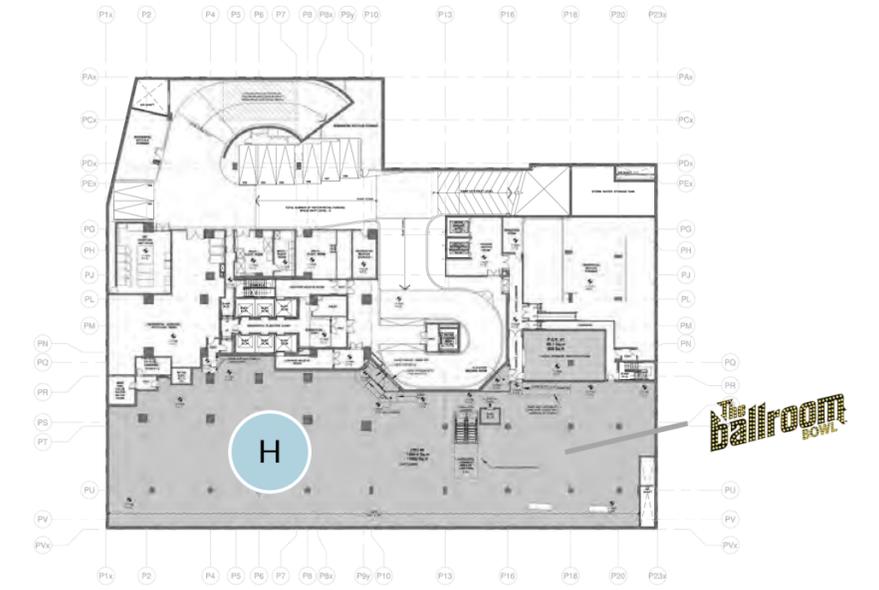
Take advantage of the unique opportunity to activate on one of Canada’s busiest and most accessible intersections. One Bloor East provides the opportunity for a true flagship with various spaces, sizes, and layouts available to flexibly meet your needs.

Unit	Size (sf)	Floor	Notes
A	11,201	Bloor Street Flagship	Currently under negotiation
B	10,707	Bloor Street Flagship	Currently under negotiation
C	38,556	Two Floor Bloor Street Flagship	Available
D	287	Retail Corridor	Available
E	759	Retail Corridor	Currently under negotiation
F	394	Retail Corridor	Currently under negotiation
G	4,602	Yonge Street Retail	
H	18,293	Concourse Level	

Leasing Contact:



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 647-532-9878



# Bloor Street Flagship

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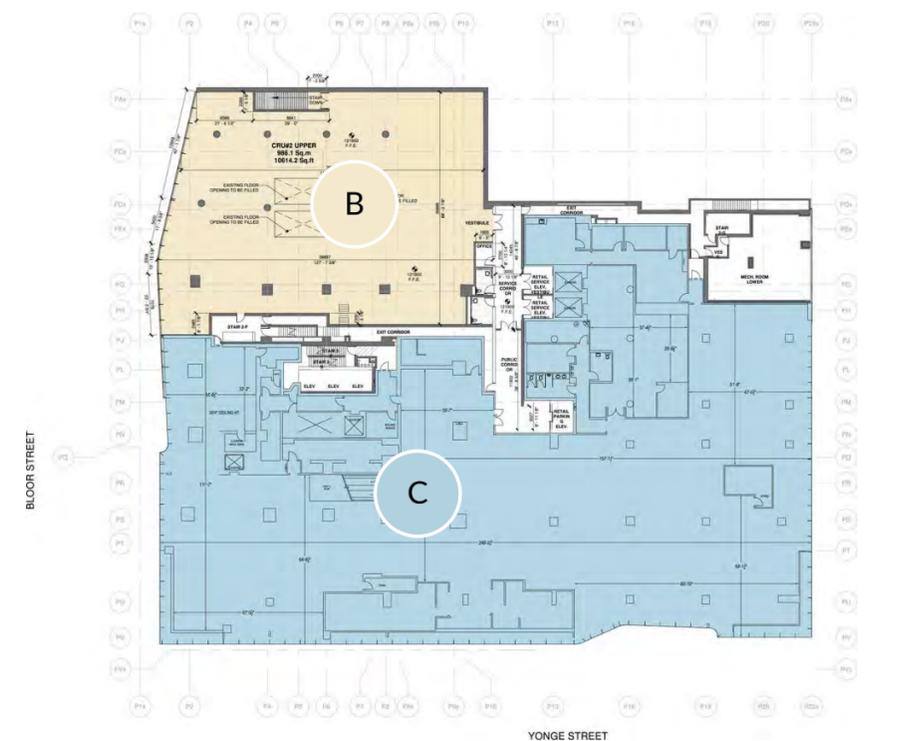
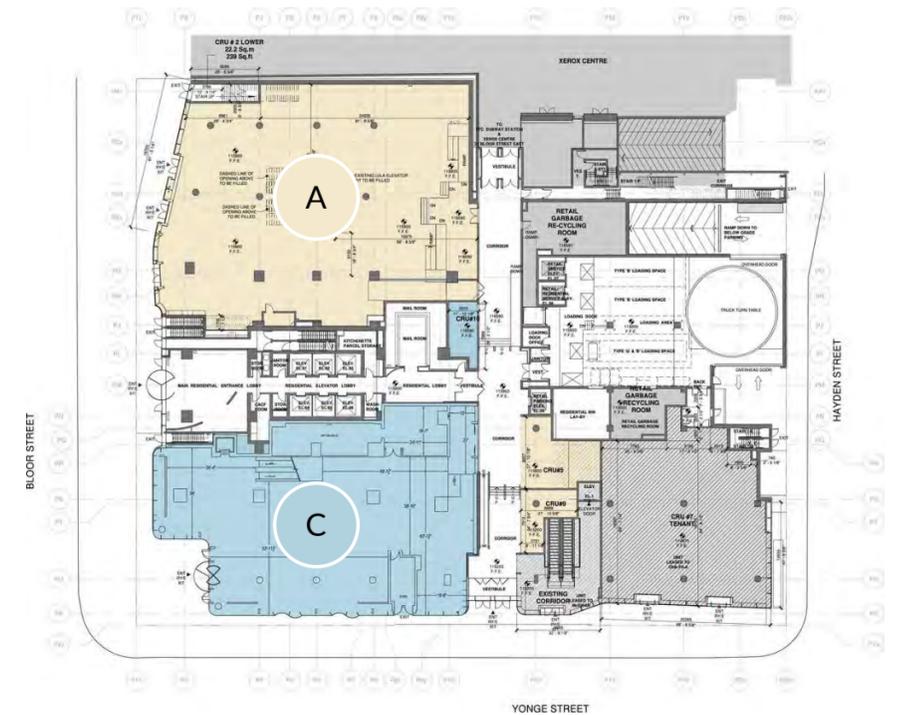
## Unit A & B

Over 20,000 SF of brand new retail space over two levels with soaring ceiling heights and floor to ceiling glazing makes for the perfect canvas to showcase your brand. These spaces can be flexibly demised to suit retail units ranging from 3,000-20,000 SF.

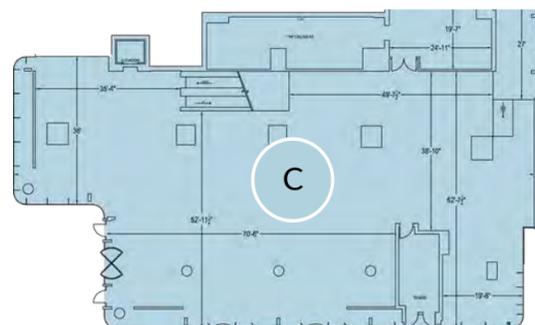
## Unit C

This 2 storey retail space totals approximately 40,000 SF with almost 10,000 SF on the Street Level and 30,000 SF on the Second Level.

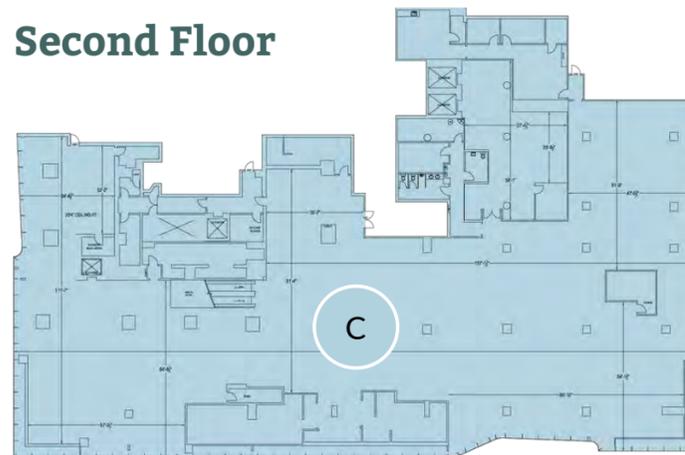
The space is located on the hard corner with unparalleled exposure on both Bloor St and Yonge St emphasized by floor to ceiling glazing that wraps the corner.



## First Floor



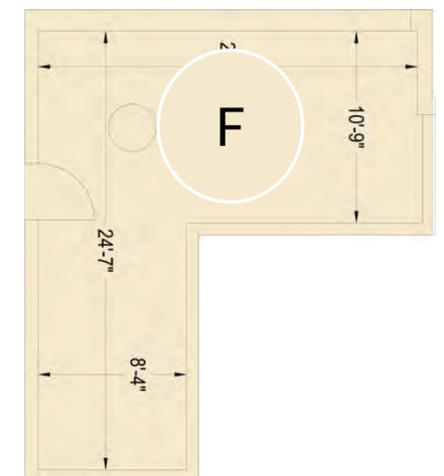
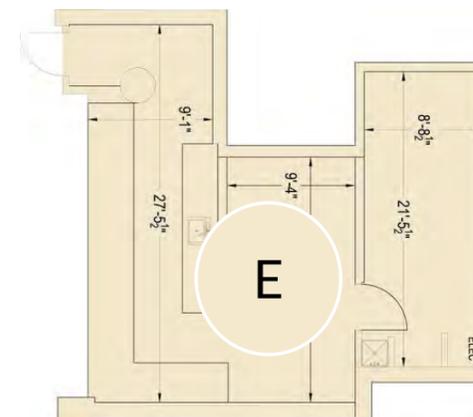
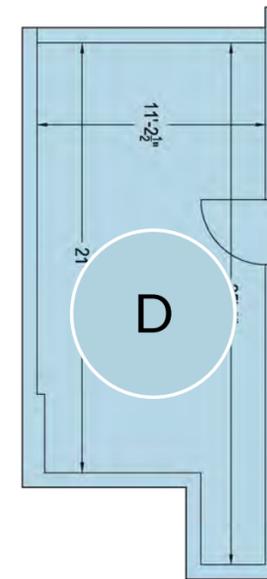
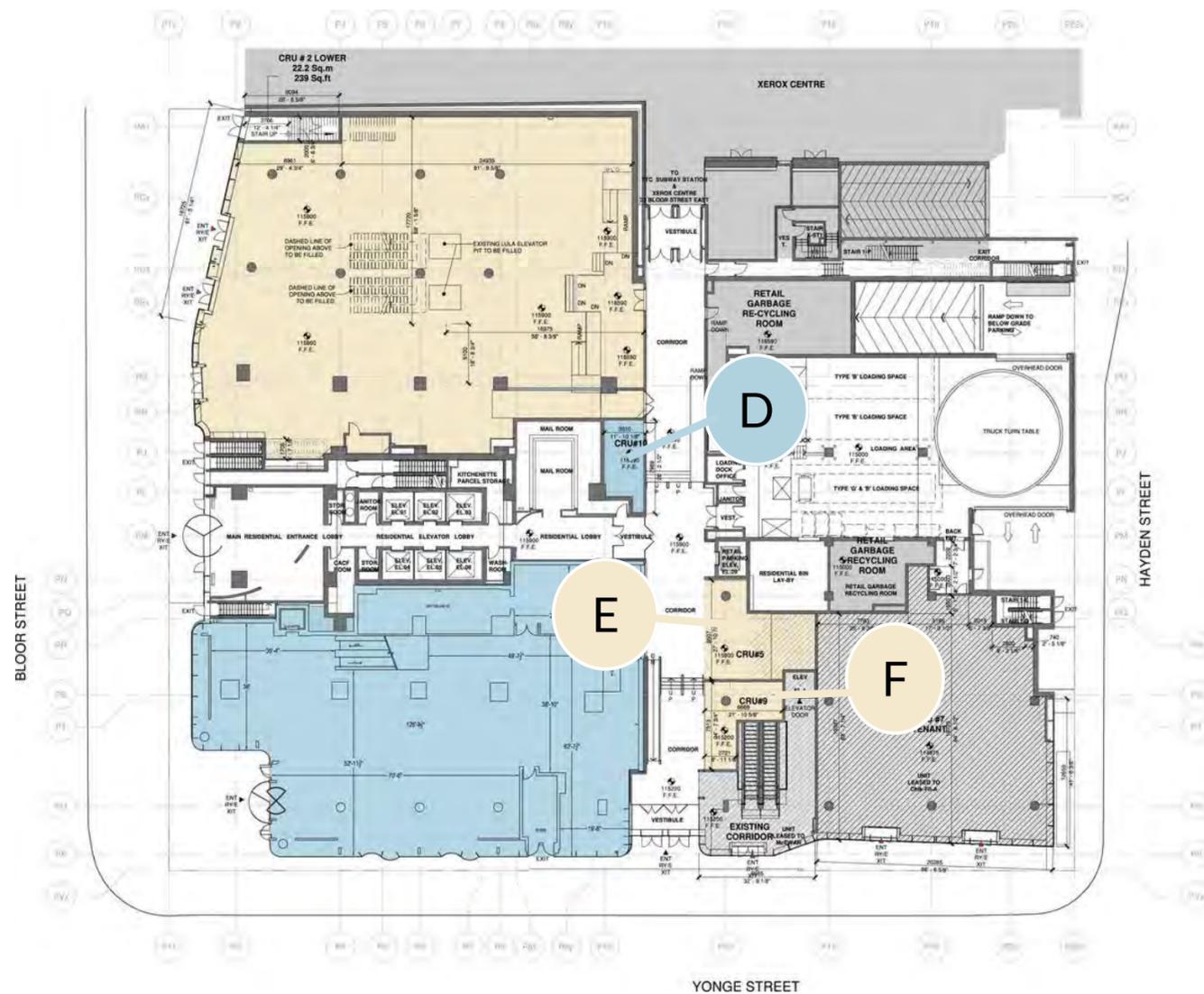
## Second Floor

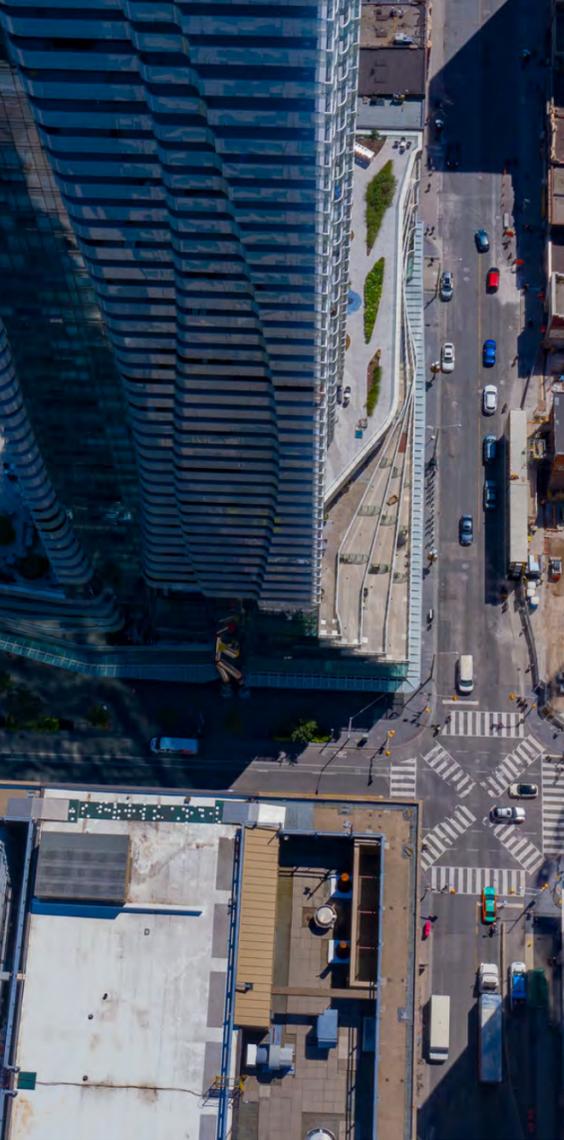


# Retail Corridor

Unit	Size (sf)	Floor	Notes
D	287	Retail Corridor	Available
E	759	Retail Corridor	Currently under negotiation
F	394	Retail Corridor	Currently under negotiation

As the conduit connecting Yonge St, the Condo Lobby, and the Bloor-Yonge Subway station, this interior retail corridor is a unique thoroughfare that is prime for smaller concepts in the 300-700 SF range.





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